

099.0

0001

0005.E

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

722,800 / 722,800

USE VALUE:

722,800 / 722,800

ASSESSED:

722,800 / 722,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RUSSELL MARK J & JAMI J	
Owner 2:	
Owner 3:	

Street 1: 116 WINCHESTER RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: PUTNAM HILARY -	
Owner 2: -	

Street 1: 116 WINCHESTER RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .304 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Asbestos Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code

Z	R1	SINGLE FA	100	Item	Code	Description
		water				
		Sewer				
		Electri				

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	13250	Sq. Ft.	Site	0	70.	0.62	5										572,249						572,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13250.000	150,600		572,200	722,800		64254
							GIS Ref
							GIS Ref
							Insp Date
							09/29/16

PREVIOUS ASSESSMENT								Parcel ID	099.0-0001-0005.E	USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	150,600	0	13,250.	572,200	722,800		Year end	12/23/2021			
2021	101	FV	145,300	0	13,250.	572,200	717,500		Year End Roll	12/10/2020			
2020	101	FV	145,500	0	13,250.	572,300	717,800	717,800	Year End Roll	12/18/2019			
2019	101	FV	134,200	0	13,250.	580,400	714,600	714,600	Year End Roll	1/3/2019			
2018	101	FV	134,200	0	13,250.	433,300	567,500	567,500	Year End Roll	12/20/2017			
2017	101	FV	134,200	0	13,250.	392,400	526,600	526,600	Year End Roll	1/3/2017			
2016	101	FV	129,800	0	13,250.	376,100	505,900	505,900	Year End	1/4/2016			
2015	101	FV	129,100	0	13,250.	318,800	447,900	447,900	Year End Roll	12/11/2014			

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
PUTNAM HILARY,	58880-246	4/12/2012			385,000
PUTNAM HILARY	27398-576	6/19/1997	Family		1 No
					A

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
11/12/2015	1755	Redo Kit	10,000						9/29/2016	Left Notice	DGM	D Mann												
11/12/2002	951	Redo Bat	15,000						9/29/2016	Measured	DGM	D Mann												
9/18/1992	453	Manual	3,000						9/29/2016	Permit Visit	DGM	D Mann												
									7/12/2012	MLS	EMK	Ellen K												
									12/4/2008	Meas/Inspect	372	PATRIOT												
									10/20/1999	Meas/Inspect	256	PATRIOT												
									8/23/1991		JK													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 19 - Ranch	1	Rating: Fair		Full Bath: 1	A Bath: 1	Rating: Fair		643-9140, OF=SINK IN BMT PDAS.														
Sty Ht: 1 - 1 Story				3/4 Bath: 1		Rating: Fair																
(Liv) Units: 1	Total: 1			A 3QBth		Rating: Fair																
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Fair																
Frame: 1 - Wood				A HBth:		Rating: Fair																
Prime Wall: 5 - Asbestos				OthrFix: 1		Rating: Fair																
Sec Wall: 2 - Clapboard	15 %																					
Roof Struct: 1 - Gable																						
Roof Cover: 1 - Asphalt Shgl																						
Color: GRAY																						
View / Desir:																						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH										
Grade: C - Average				Kits: 1		Rating: Good		1st Res Grid Desc: Line 1 # Units 1														
Year Blt: 1961	Eff Yr Blt:			A Kits:		Rating: Fair		Level FY LR DR D K FR RR BR FB HB L O														
Alt LUC:		Alt %:		Fpl: 1		Rating: Fair		Other														
Jurisdct: G17		Fact: .		WSFlue:		Rating: Fair		Upper														
Const Mod:								Lvl 2														
Lump Sum Adj:								Lvl 1														
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Location:				Totals				RMs: 7	BRs: 3	Baths: 1	HB							
Prim Int Wal 2 - Plaster				Total Units:																		
Sec Int Wall:		%		Floor:																		
Partition: T - Typical				% Own:																		
Prim Floors: 3 - Hardwood				Name:																		
Sec Floors: 4 - Carpet	50 %																					
Bsmnt Flr: 12 - Concrete																						
Subfloor:																						
Bsmnt Gar:																						
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 2 - Gas																						
Heat Type: 1 - Forced H/Air																						
# Heat Sys: 1																						
% Heated: 100	% AC: 100																					
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 099-0-0001-0005.E										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
More: N	Total Yard Items:									Total Special Features:								Total:				